

RECORD OWNERS:

MAP 53, LOTS 1A-1D
THREE HUNDRED THIRTY LEXINGTON STREET TRUST
ROBERT W. MURRAY, TR.
REGISTRATION BOOK 1263, PAGE 121 *

MAP 53, LOT 2
509 WOBURN STREET REALTY TRUST
PETER C. J. KELLEY, TR.
REGISTRATION BOOK 1348, PAGE 49 *

MAP 53, LOT 3A
R.H. REALTY TRUST
RICHARD F. PERRY & PETER C. J. KELLEY, TRS.
REGISTRATION BOOK 993, PAGE 38 *

REFERENCES:

REGISTRATION BOOK 993, PAGE 38 *
REGISTRATION BOOK 1263, PAGE 121 *
REGISTRATION BOOK 1348, PAGE 49 *
LAND COURT CASE 13923 C *
LAND COURT CASE 13923 U, V & W *
1968 HIGHWAY ALTERATIONS - LAYOUTS NO. 5776 & 5731 *
PLAN ENTITLED, "PLAN OF LAND IN LEXINGTON, MASS." FOR R.H. REALTY TRUST
DRAWN BY T&M ENGINEERING ASSOCIATES, INC. DATED JUNE 19, 1989.

* DENOTES DOCUMENTS ON RECORD AT
SOUTH MIDDLESEX REGISTRY OF DEEDS

TABLE OF DEVELOPMENTAL DATA

DEVELOPMENT DATA	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT 3A	LOTS 1A-1D, 2, & 3A		
TOTAL LAND AREA	412,814± SF	519,561± SF	125,000 SF (MIN)
AREA IN VEGETATED WETLAND*	127,679± SF	127,679± SF	N/A
DEVELOPABLE SITE AREA	285,135± SF	391,882± SF	N/A
AREA SITE COVERAGE OF BLDGS.	40,766± SF	67,830± SF	129,890 SF (MAX)
PERCENT(%) SITE COVERAGE OF BLDGS.	10%±	13%±	25% (MAX)
IMPERVIOUS SURFACE	96,371± SF	144,467± SF	156,752 SF (MAX)
IMPERVIOUS SURFACE RATIO	0.34	0.37	0.40 (MAX)
FRONTAGE OF THE TRACT	524.32 FT	706± FT	100 FT (MIN)
YARD SETBACKS ON PERIMETER OF TRACT			
FRONT (COUNTRYSIDE MANOR)	43± FT	43± FT	40 FT (MIN)
SIDE/REAR (COUNTRYSIDE MANOR)	45± FT	45± FT	30 FT (MIN)
FRONT (MANOR HOUSE)	N/A	99± FT	40 FT (MIN)
SIDE/REAR (MANOR HOUSE)	N/A	63± FT	30 FT (MIN)
HEIGHT OF BUILDING (MANOR HOUSE)	N/A	39.6 FT	40 FT (MAX)
AREA COMMON OPEN SPACE	188,764 SF	247,415 SF	39,188 SF (MIN)
PERCENT (%) COMMON OPEN SPACE	66%	63%	10% (MIN)
RESIDENTIAL GROSS FLOOR AREA	77,348 SF	178,603 SF	N/A
RESIDENTIAL NET FLOOR AREA	63,144 SF	125,487 SF	N/A
RESIDENTIAL GROSS FLOOR AREA OF MANOR HOUSE	-	101,255 SF	N/A
RESIDENTIAL NET FLOOR AREA OF MANOR HOUSE	-	62,343± SF	N/A
NO. OF DWELLING UNITS	51	102 (51 NEW)	N/A
DENSITY OF DWELLINGS (UNITS/ACRE)	3.38	8.55	N/A
NO. OFF STREET PARKING SPACES	83	171 (88 NEW)	153
LENGTH OF STREET	N/A	N/A	N/A
AREA WITHIN STREET ROW	N/A	N/A	N/A
PARKING SETBACKS			
FRONT LOT LINES	27'	25'	25'
SIDE LOT LINES	8'	8'	8'
BUILDINGS	10'	25'	5'

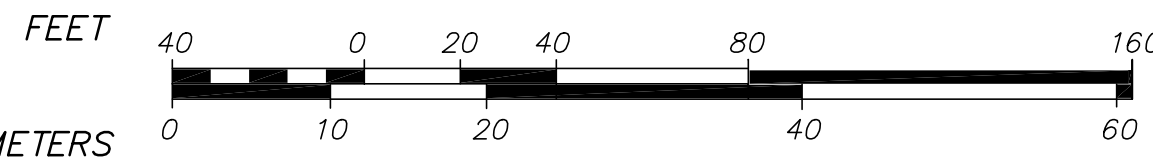
*THE SITE CONSTRUCTION PLAN STATES "THE WETLAND DELINEATION DEPICTED ON THIS PLAN WAS COMPILED FROM A PLAN ENTITLED "LAND TITLE SURVEY" PREPARED BY MERIDIAN ENGINEERING INC. AND DATED DECEMBER 8, 1988."

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT SIX EXISTING PARCELS OF LAND (ASSESSORS LOTS 1A, 1B, 1C, 1D, 2, AND 3A) WITH THE BUILDINGS THEREON, AND THEIR RESPECTIVE ZONING DESIGNATIONS. IT IS THE INTENT OF THE APPLICANT THAT A CHANGE BE MADE TO THE ZONING DESIGNATION OF LOTS 1A-1D AND 2 TO CORRESPOND WITH THAT OF LOT 3A, BEING ZONE RD.
2. THE LIMITED SITE DETAIL & LIMITED SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN DECEMBER 5-13, 1993 AND AGAIN BETWEEN JANUARY 5-12, 2010. THIS PLAN MAY NOT REFLECT ALL CURRENT SITE DETAIL. NO UNDERGROUND OR SURFACE UTILITIES ARE SHOWN HEREON.
3. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 1A, 1B, 1C, 1D, 2 AND 3A ON TOWN OF LEXINGTON ASSESSOR'S MAP 53.
4. LOT 3A IS LOCATED IN ZONING DISTRICT RD-5. LOTS 1A-1D AND 2 ARE LOCATED IN ZONE RO.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. REFERENCE IS MADE TO A PLAN ENTITLED, "LAND TITLE SURVEY LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY) PREPARED BY R.H. REALTY TRUST" BY MERIDIAN ENGINEERING, INC. ON DECEMBER 8, 1988.

GRAPHIC SCALE

SCALE: 1"=40'



LEGEND:

CB/LP 6"x6" CONCRETE BOUND WITH LEAD PLUG
SB/DH 6"x6" STONE BOUND WITH DRILL HOLE
CB/"X" CUT 6"x6" CONCRETE BOUND WITH "X" CUT
A.G. ABOVE GRADE
B.G. BELOW GRADE
N.T.S. NOT TO SCALE
IP IRON PIPE

THE MANOR HOUSE AT COUNTRYSIDE

PRELIMINARY SITE DEVELOPMENT USE PLAN SET

PROPERTY RIGHTS AND DIMENSIONAL STANDARDS PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
BRIAN P. KELLEY
SCALE: 1"= 40' DATE: JANUARY 12, 2010

MERIDIAN ASSOCIATES

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SHEET No. 3 OF 10 PROJECT No. 2228

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	3/8/10	UPDATE TABLE PER COMMENTS FROM TOWN COUNCIL	BWT	REW
1	2/18/10	COMMENTS FROM PB	PSP	BWT

DWG. No. 2228_REZONE
BK. #558, PG. #21